



SITE INFORMATION

ADDRESS:	755 7th Ave NW & 765 7th Ave NW Issaquah, WA 98027
	710 NW HOLLY ST. & 720 NW HOLLY ST. ISSAQUAH, WA 98027.
	ADDRESS UNKNOWN FOR OTHER HOLLY ST. PARCEL FRONTAGES
PARCEL NUMBERS:	884430-0026, -27, -30, -31, -32, -33
ZONING:	MUR - MIXED USE RESIDENTIAL
OVERLAY:	TRADITIONAL ISSAQUAH ARCHITECTURAL DISTRICT
SITE AREA:	57,611 SQ. FT. (+/-1.32 ACRES)
ALLOWABLE F.A.R.:	BASE = 1.25 MAX = 2.0 PROPOSED: 53,370 sq. ft. - 0.93
SETBACKS:	SIDE/REAR = 7' BUILD TO LINE/FRONTAGE = 0'-10' (MIN. 60% FRONTAGE AT BUILD-TO) PROPOSED: SEE CALCULATION BELOW
BUILDING HEIGHT:	BASE = 40' MAX = 65' PROPOSED: BETWEEN 36'-38' (SEE ELEVATIONS PROVIDED)
MAXIMUM IMPERVIOUS:	80% PROPOSED: SEE CIVIL PLANS
PARKING REQUIREMENTS:	MIN. = 1.0 STALL/UNIT MAX. = 2.0 STALL/UNIT PROPOSED = 2.0 STALL/UNIT
BICYCLE PARKING:	N/A FOR SINGLE FAMILY ATTACHED
COMMUNITY SPACE REQUIREMENTS:	MIN. 48 SQ. FT./UNIT INDIVIDUAL = MIN. 6'x8' PATIO/DECK/ETC. COMMON = 48 SQ. FT. x UNITS = 1,344 SQ. FT. PROJECTS >22 UNITS = ADDITIONAL 400 SQ. FT. ON-SITE AMENITY PROPOSED: SEE LANDSCAPE PLANS
EV PARKING REQUIREMENTS:	10% OF PARKING SPACES PROVIDED SHALL BE PROVIDED WITH EVSE AND 30% SHALL BE EV-READY. PARKING SPACES IN GARAGE SHALL FULFILL REQUIREMENT AND DETAILS SHALL BE PROVIDED IN BUILDING PERMIT REVIEW SET.

FRONTAGE CALCULATION (NEWPORT WAY NW):
TOTAL FRONTAGE = 180.58'
REQUIRED FRONTAGE = 0.5** x 180.58' = 90.29'
PROVIDED FRONTAGE = 99.13'
FRONTAGE CALCULATION (NW HOLLY ST.):
TOTAL FRONTAGE = 180.58'
REQUIRED FRONTAGE = 0.5** x 203.39' = 101.7'
PROVIDED FRONTAGE = 180.5'
REDUCED FRONTAGE CALCULATION (7th AVE):
TOTAL FRONTAGE = 244.25'
REQUIRED FRONTAGE = 0.6 x 244.25' = 146.55'
PROVIDED FRONTAGE = 166.25'
**PRIVATE COMMUNITY SPACE REDUCTION TO 50% FRONTAGE PER CDD'S 11.3.1

TOWNS ON 7th
1:20

ARCHITECTURAL SITE PLAN